

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
NOVEMBER 15, 2018
5:40 PM

PRESENT: Greg Stumpf – Chairman, Dave Mendenhall – Vice Chairman, Abe Forsyth, Linda Fulgenzi, Craig Hall, Lisa Hills, Jason Ratts, Rose Ruzic, Sam Snell, & Mike Sullivan.

ABSENT: Annette Fulgenzi & Linda Douglas-Williams

OTHERS: Trustin Harrison, Dwayne Gab, Jim Stone, Jessica Scaife, Steve Keenan, Emily Prather, Ethan Hendricks, Joe Ziebert and Mary Carter (secretary).

Chairman Stumpf called the meeting to order at 5:48 pm. He asked for a motion to approve the minutes from October 18th. ***Sullivan made a motion and Ruzic seconded. Motion carried (10-0)***

Ethan Hendricks-RPC:

- Resolution approval for Kutchma Estates County Minor Subdivision Final Plat
Forsyth made a motion to approve & Ratts seconded. Motion carried (10-0)

Public Health:

- Approval of Public Health Requisitions ***Hills made a motion to approve and Ruzic seconded. Motion carried (10-0)***
- Approval to hire an LEHP in Training at an annual salary of \$45,990.93 effective 1/14/19. Previous employee will leave the payroll on 11/26/18.
- Approval to hire an LEHP in Training at an annual salary of \$45,990.93 effective 1/14/19. Previous employee will leave the payroll on 11/30/18.
- Approval to hire an RN/Case Manager-ID at an annual salary of \$47,419.00 effective 2/11/19. Previous employee will leave the payroll on 12/31/18.
- ***Mendenhall made a motion to approve all, seconded by Fulgenzi. Motion carried (10-0)***

Steve Kennan/Trustin Harrison

- **ZONING BOARD OF APPEALS AGENDA**

2018-047 Innovative Power Systems, Inc.
County Board Member: Tom Madonia, Jr., District #9
Address: 700 Block of Main Street, Rochester, IL 62563
Tax ID # 23-16.0-351-005 Township: Rochester
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES), and a variance to allow the west side yard setback to be zero

(0) feet instead of the required fifty (50) feet side yard setback.

WITHDRAWN

2018-052 Donald Thompson
County Board Member: Greg Stumpf, District #16
Address: 2421 Catalina Lane, Springfield, IL 62702
Tax ID # 14-11.0-278-012 Township: Springfield
Petitioner requests a rezoning from "R-1" Single-Family Residence District to "B-3" General Business District; a variance to allow the parking to remain unpaved (grass) instead of the required bituminous seal coat; a variance to allow two (2) uses on one (1) parcel: (1) single-family residence and (2) off-street parking; a variance to allow a single-family residence in a "B-3" General Business District; and, a variance to allow off-street parking in a "B-3" General Business District; and, a variance to allow off-street parking on a lot that is not the same as the lot served. ***Staff recommended denial of the requested B-3 zoning. Recommended approval of the requested variances to allow the parking to remain unpaved and to allow off-street parking on a lot that is not the same as the lot served. Recommend approval of two uses on one parcel.***

2018-053 Fred & Marilyn Bell
County Board Member: Todd Smith, District #2
Address: 650 W. Fisher Road, Cantrall, IL 62625
Tax ID # 06-16.0-100-033 Township: Fancy Creek
Petitioners request for Proposed Parcel 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District. ***Staff recommended approval.***

2018-054 Lincoln Land Energy Center LLC
County Board Member: Jeff Thomas, District #4
Address: Black Diamond & Ameren Road, Pawnee, IL 62558
Tax ID # 36-18.0-200-001 Township: Pawnee
Petitioner requests for a rezoning from "A" Agricultural District to "I-2" General Industrial District. ***Staff recommended approval***

Zoning:- Trustin Harrison

- Approval of Zoning Requisitions ***Mendenhall made a motion to approve & Hall seconded. Motion carried (10-0)***

Hills talked to the committee about the zoning solar case from Tuesday night (County Board) and how Stumpf said that it met the criteria and it should pass. She says that she looks at it a different way. She believes the ordinance is the framework but we look at each case differently. Stumpf agrees. In regards to the seed company case, it met the criteria but

when he looked at the site, he didn't think it would be a good fit and that's why he voted "no". Stumpf says he concurs with Mendenhall about the black dirt. Dwayne says the LESA score is not part of the ordinance. Gab says that we need to be careful when speaking about basing a decision on something that's not in the ordinance. Gab says that professional staff has gone over on multiple times about what's in our ordinance. Gab says that maybe we need to re-visit the ordinance. Gab says that the lawyer handling this case is a local attorney, Matt Maddox. Mendenhall says the attorney has already reached out to him. Mendenhall says he doesn't deny that a property owner has a right to develop his property. He says we are particular about where we put a tavern. He says we need to be concerned about the impact.

Emily Prather -RPC- The Comprehensive Plan Steering Committee met last week and after we went over the existing land use, Molly assigned a township to each person and asked them to go out & verify what we saw on google maps. Since Molly gave a lot of homework to the members, she cancelled the December meeting.

Old Business: none

Forsyth made a motion to adjourn and Snell seconded. Motion carried (10-0) and the meeting adjourned at 6:20pm.